

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
REUNION METROPOLITAN DISTRICT
HELD
NOVEMBER 7, 2017**

A regular meeting of the Board of Directors of the Reunion Metropolitan District was held Tuesday, November 7, 2017, at 6:30 p.m., at the Reunion Recreation Center, 17910 E. Parkside Drive North, Commerce City, Colorado 80022. The meeting was open to the public.

In attendance were Directors:

Teresa Kershisnik
Tim Roberts

Also in attendance were:

Denise Denslow Matthew Urkoski, Kathy Suazo and Sarah Hunsche;
CliftonLarsonAllen LLP
Kristen Bear; Esq.; White Bear Ankele Tanaka & Waldron P.C.
Steve Follweiler and Matt Darby, Reunion Metropolitan District
Bruce Rau, Brett Price and Kelly Leid; Oakwood Homes
Bob Craighead; 10861 Pagosa Street
Joan Murelli, 16867 E. 106th Avenue
John Rombold, 10244 Telluride Way
John and Joan Root, 10921 Pagosa Street
Joshua, Harta, 10852 Pagosa Street
Shannon Flores, 17067 E. 99th Place
Gretchen LaPham, 10262 Sedalia Street
Peggy Grandineth, 10657 Nucla Street
Karen and Ron Harms, 10705 Nucla Street
Rylee and Matthew Harper, 17524 E. 99th Avenue
Mike Van Dyke, 17532 E. Parkside
Marc Osborne, 16951 E. 107th Avenue
Mike Koger, 10693 Nucla Street
James Cordea, 10781 Pagosa Street
William Wera, 16752 Parkside Drive South
Mary Jane Scherdin, 16752 Parkside Drive South
Christina Southward, 10181 Truckee Way
Charles Duks, 10829 Salida Street
Robyn Jeffrods, 10601 Harmony Lane
Pete Peterson, 10471 Truckee
James Quick, 17406 E. 111th Avenue
Dapnia Howell, resident
Katie Cordova, resident
Kim Plummer, 16673 Parkside Drive South
Mahjit Thiada, 10867 Ouray Street

RECORD OF PROCEEDINGS

- Call to Order Director Kershisnik called the meeting to order at 6:32 p.m.
- Declaration of Quorum A quorum was confirmed.
- Disclosures and Potential Conflicts of Interest The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Ms. Bear noted that all Directors' Disclosure Statements have been filed. The Board noted that there are no additional conflicts to those filed with the Secretary of State pursuant to statute.
- Approve Agenda After discussion, upon a motion duly made by Director Kershisnik, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the agenda subject to removal of Item 10.
- Public Comments None.
- John and Joan Root stated that they are opposed to re-plating in Filing 21 and opposed to the vinyl siding. Shannon Flores spoke to tree replacement timing and request for general relaxing of landscape replacement timing for homeowners. Peggy Grandineith and Ron Harmes both stressed concerns with the custom homes at the Back 9 and no matching stain. Mike Van Dyke discussed concerns about the litter left behind after events as well as park signage and enforcement of rules. Mike Kogen expressed concerns with the Back 9 development plans. James Quick expressed concerns with the missing sidewalk near his home and the safety concerns. Dapnia Howell expressed concerns with the mill levy and process for adjusting. Katie Cardova express concerns with the excess revenue. Kim Plummer express concerns with Back 9 development, litter and doggie bag holders not being filled. Christina Southward and Charles Dules expressed concerns with the Back 9 development. Mahjit Thiara expressed concerns about Oakwood Homes changing the original plan, noting that the houses should be similar and not vinyl siding.
- Administer Oaths of Office of Bruce Rau, Brett Price and Kelly Leid
- Director Kershisnik administered the Oaths of Office to Bruce Rau, Brett Price and Kelly Leid.

RECORD OF PROCEEDINGS

Election of Officers

Upon a motion duly made by Director Kershisnik, seconded by Director Roberts, the Board elected the following slate of officers:

Bruce Rau;	President
Brett Price;	Vice President
Kelly Leid;	Treasurer
Teresa Kershisnik;	Assistant Secretary
Tim Roberts;	Assistant Secretary

District Management Matters

- a. Annual Administrative Matters
 - i. Discuss 2018 Regular Meeting Dates [February 6, May 8, August 7 and November 6, 2018]
 - ii. Consider Adoption of 2018 Annual Administrative Resolution
 - iii. Consider Approval of Amended and Restated Public Records Request Policy
 - iv. Consider Adoption of Resolution Calling May 2018 Director's Election

After discussion, upon a motion duly made by Director Leid, seconded by Director Kershisnik, and upon vote unanimously carried, the board approved the annual administrative matters.

- b. Insurance Matters
 - i. Consider Approval of Property and Liability Schedule and Limits

After review, upon a motion duly made by Director Price, seconded by director Leid, and upon vote unanimously carried, the Board approved the property and liability schedule and limits.
 - ii. Discussion Regarding Crime Coverage/Fidelity Bond/Designated Agent Endorsement

The board engaged in a general discussion and determined no action was necessary.

RECORD OF PROCEEDINGS

- c. Consider Approval of 2018 Management Agreement with MSI
- After discussion, upon a motion duly made by Director Leid, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the 2018 management Agreement with MSI.
- d. Consider Approval of 2018 Management Agreement with CLA
- After discussion, upon a motion duly made by Director Leid, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the 2018 Management Agreement with CLA.
- e. Consider Approval of 2018 Pool Management Agreement with the YMCA
- After discussion, upon a motion duly made by director Leid, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the 2018 Pool Management Agreement with the YMCA.
- f. Consider Approval of Engagement with CLA for HR Assessment
- After review, this item was deferred pending receipt of a second quote from MSEC.
- g. Parks/Irrigation Manager's Report
- The Board reviewed the Parks/Irrigation Manager's Report.
- h. Operations Manager's Report
- Mr. Follweiler reviewed the Operations Manager's Report with the Board.
- i. HOA Manager's Report
- Ms. Sickels reviewed the HOA Manager's Report with the Board. Discussion ensued regarding a resident's request to install a Free Library in her front yard which was recommended by the Tribunal. After discussion, Director Leid accepted the Tribunal's recommendation for a Free Library with the conditions listed on the recommendation.
- j. Consider Approval of Renewable Earth Materials' Change Order No. 2 for Installation of up to 800 Cubic Yards of Mulch to Refresh Beds - \$32,000
- After discussion, upon a motion duly made by Director Leid, seconded by Director Roberts, and upon vote unanimously carried, the Board approved Renewable Earth Materials' Change Order No. 2 for Installation of up to 800 Cubic Yards of Mulch to refresh bends in the amount of \$32,000.

RECORD OF PROCEEDINGS

- k. Consider Approval of Renewable Earth Materials' Change Order No. 3 for Demo of Concrete and Install Drainage with Diamond Plate Grates - \$6,600

After discussion, upon a motion duly made by Director Leid, seconded by Director Roberts, and upon vote unanimously carried, the Board approved Renewable Earth Materials' Change Order No. 3 for demo of concrete and install drainage with diamond plate grates in the amount of \$6,600.

Legal Matters

- a. Consider Approval of 2018 Addendum to Policies and Procedures for Covenant and Rule Enforcement

Ms. Bear reviewed with the Board. After discussion, upon a motion duly made by Director Leid, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the 2018 Addendum to Policies for Covenant and Rule Enforcement.

- b. Consider 2018 Extension of Management Agreement with Reunion Homeowner's Association

After discussion, upon a motion duly made by Director Kershnik, seconded by Director Leid, and upon vote unanimously carried, the Board approved the 2018 Extension of Management Agreement with Reunion Homeowner's Association.

- c. Consider Approval of Resolution Concerning Short-Term Rentals

After discussion, upon a motion duly made by Director Kershnik, seconded by Director Price, and upon vote unanimously carried, the Board approved the Resolution Concerning Short-Term Rentals.

- d. District Subdistrict Matters

- i. Consider Joint Fee Resolution for Imposition of Fees with North Range Metropolitan District No. 1, Subdistrict No. 2

After discussion, upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board approved the Joint Fee Resolution to Imposition of Fees with North Range Metropolitan District No. 1, Subdistrict No. 2

- ii. Consider Joint Fee Resolution for Imposition of Fees with North Range Metropolitan District No. 2, Subdistrict No. 1

After discussion, upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried,

RECORD OF PROCEEDINGS

the Board approved Joint Fee Resolution for Imposition of Fees with North Range Metropolitan District No. 2, Subdistrict No. 1.

Financial Matters

e. Consider Approval of Payables/Financials

Ms. Hunsche reviewed the payables and financials with the Board. After discussion, upon a motion duly made by Director Leid, seconded by Director Kershnik, and upon vote unanimously carried, the Board approved the payables and financials as presented.

f. Review and Consider Approval of Cash Access Addendum

Ms. Hunsche reviewed with the Board. After discussion, upon a motion duly made by Director Kershnik, seconded by Director Leid, and upon vote unanimously carried, the Board approved the Cash Access Addendum.

g. 2017 Budget Amendment Hearing

i. Consider Adoption of Resolution Amending 2017 Budget

Upon a motion duly made by Director Leid, seconded by Director Kershnik, the Board opened the public hearing at 8:03 p.m. There were no public comments.

Upon a motion duly made by Director Leid, seconded by Director Kershnik, the Board closed the public hearing at 8:05 p.m.

Ms. Hunsche reviewed the 2017 budget amendment with the Board. After discussion, upon a motion duly made by Director Leid, seconded by Director Kershnik, and upon vote unanimously carried, the Board approved amending the 2017 budget and adopted the Resolution Amending 2017 Budget.

h. 2018 Budget Hearing

i. Consider Adoption of 2018 Budget Resolution

Upon a motion duly made by Director Roberts, seconded by Director Leid, the Board opened the public hearing at 8:06 p.m.

Upon a motion duly made by Director Leid, seconded by Director Kershnik, the Board closed the public hearing at 8:26 p.m.

After review and discussion, upon a motion duly made by Director Kershnik, seconded the Director Leid, and upon vote unanimously carried, the Board approved the 2018 budget and adopted the 2018 Budget Resolution subject to the removal of North Range Metropolitan District No. 2 transfer regarding the capital projects.

RECORD OF PROCEEDINGS

- i. Consider Approval of Auditor Proposals for 2017 Audit

After discussion, upon a motion duly made by Director Roberts, seconded by Director Kershisnik, and upon vote unanimously carried, the Board approved the Auditor Proposal for 2017 Audit.

- j. Consider Approval of 2018 Fee Addendum to Resolution Concerning the Imposition of Fees and Charges

After Discussion, upon a motion duly made by Director Roberts, seconded by Director Kershisnik, can upon vote unanimously carried, the Board approved the 2018 Fee Addendum Resolution Concerning the Imposition of Fees and Charges.

Engineer Matters

- a. Award of Construction and Management Service Contracts for Reunion Filing #34 and Village 4-E BI

This items was removed from the agenda.

Other
Business

There was no other business to discuss.

Adjournment

There being no further business to come before the Board, upon a motion duly made by Director Leid, seconded by Director Roberts, and upon vote unanimously carried, the Board adjourned the meeting at 8:33 p.m.

The foregoing record constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

Secretary for the Meeting